



Asset Valuation

INDIVIDUAL TECHNICAL REPORT

Request ID:	HRQ-26-159796	Application No.:	77000359862
Customer Name:	Durgesh Shatrughn Patil	Branch :	(10019) JALGAON
Product Name:	HI - Rhl - Home Purchase - Builder	BSM/RM Name:	Los_Channel
Loan Property Type:	REGULAR	Visited User Type:	In House
Contact Name:	Durgesh Shatrughn Patil	Mobile :	9370404837 9552289967

PROPERTY ADDRESS

Property Address:	Flat No. 503(Fifth Floor), Sai Krushnasha Height, ,Plot No. 16 Plus 17, Gat No. 182/1, ,Sunder Moti Nagar, Near Nitin Patil Tiles Gdown, ,Sawkhede Bk. Shivar, Tal. And Dist. Jalgaon.	Location:	Jalgaon Bazar		
Legal Address:	Flat No. 503(Fifth Floor), Sai Krushnasha Height, Plot No. 16 Plus 17, Gat No. 182/1, Sunder Moti Nagar, Near Nitin Patil Tiles Gdown, On 100 Ft Road, Sawkhede Bk. Shivar, Tal. And Dist. Jalgaon.	City:	Jalgaon	Pin Code	425001
		State:	Maharashtra	Country	India
		Nearby Landmark:	Near Nitin Patil Tiles Gdown, On 100 Ft		
		Collateral ID:	I26JLN001-086558		

PROPERTY DETAILS

Type Of Property:	Flat	Plot Demarcated At Site:	YES
Approved Land Use:	Residential	Infrastructure Of The Surrounding Area:	GOOD
No of Floors:	5	Class Of Locality:	Middle Class Area
Carpet Area Measured:	Yes	Property Location:	Gram Panchayat
Nature of Location:	Urban	Distance Travelled From Operating	12
Green Housing:	No	Distance from City Center Km:	6
Report Condition:	Property Visited Report Submitted		

UNIT DETAILS

Details	No. of Rooms	No. of Kitchens	No of Bathrooms	Usages & Remark
Ground Floor				
First Floor				
Second Floor				
Fifth Floor	3	1	2	2BHK
Other2				

Structure	Occupancy Status	Occupied By	Apprx. Property Age (For Home Improvement/ Home
Rcc Structure	Vacant	Na	04
Maintenance Level	Occupied Since	Relationship of Occupant	Residual Age Of Property
Good	NA	Na	56

BOUNDARIES ON SITE

	East	West	North	South
As per Sale Deed	Flat No. 502 And Then	Marginal Space In Building	Marginal Space In Building	Lift, Flat No. 504, 505, 506
Actual on Site	Flat No. 502 And Then	Marginal Space In Building	Marginal Space In Building	Lift, Flat No. 504, 505, 506
Boundary	Yes			

NDMA Details			
Height Of Building(Above Ground Level)	Less than 15 meter	Seismic Zone	2
Flood Prone Area	No	CRZ	1

VALUATION AS PER GOVT. APPROVED RATES			
Land/Build up/Saleable Area	1	Land/Build up/Saleable Rate	1
Constructed Area:	1	Constructed Rate :	1
Total Value ₹:	2	Floorwise Usage:	THE SUBJECT PROPERTY

VALUATION			
Description	Area in Sq.Ft	Rate/Sq.Ft	Amount (R)
Landarea	1	0	0
Carpet Area	566	0	0
Super Built Up/Sellable Area	832	3500	2912000
Other 1	1	0	0
Other 2	1	0	0
% Completion	100	TOTAL	2912000
% Recommended	100	Realizable Value:	2912000
Realizable Value In Words : Rupees Twenty-Nine Lakh Twelve Thousand			

Visited By:	Mr. Kalpesh Patil	Visited on:	16-Sep-2026
Violations observed (if any):			
Remarks:	null provided the copy of draft agreement to sale on the name of jana shatrughn patil, deed of declaration on the name of vinit balkrishna birla and sai krushnasha associates 02 others having doc. no. 620/2023, approved layout by adtp jalgaon, amalgamation plan no. 434 dated 08/02/2021 by adtp jalgaon, amalgamation letter no. 434 dated 08/02/2021 by adtp jalgaon, approved building plan no. 2692 dated 29/08/2022 by adtp, jalgaon, commencement certificate no. land/sr/01/2022 dated 09/05/2023 by adtp jalgaon, na order no. land/na/sr/35/2023 by collector jalgaon, completion certificate no. 102 dated 27/09/2023 by adtp jalgaon for valuation. the undivided share of land area is 345 sqft and flat built up area is taken as per provided draft agreement to sale, deed of declaration and approved building plan for valuation calculation.		

OMNI DOCS FILES			
File Name	Latitude	Longitude	Go To Map

Entered By:	Kalpesh Patil	Entered On:	16-Sep-2026
Recommended by:		Completion Status:	Constructed
Recommender's Comment:			
Approver Name:	Ganesh Pawar	Approver ID:	HE008008
Designation:	Technical Manager	Approved On :	16-Sep-2026
Approver Recommendation :	RECOMMENDED		
Conditional Remark:			
Approver's Comment:	ok for builder purchase case. the building plan, commencement, and completion certificate issued by adtp-jalgaon. the age of the property is 04 years. a necessary approvals to be taken for non apf case.		



Longitude: 75.5454480555555

Latitude: 20.990721944444445

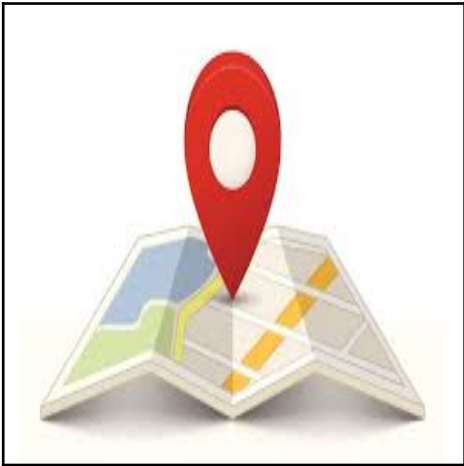
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Longitude: 75.54496277777777

Latitude: 20.990629722222224

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DECLARATION

I/We herby declare that: 1. The property was inspected by me/us. 2. I/We have no direct or indirect Interest in the property valued 3. The information furnished above is true and correct to my/our knowledge.

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